

**ORDINANCE NO. 20050901-Z008**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3324 NORTHLAND DRIVE FROM NEIGHBORHOOD COMMERCIAL (LR) DISTRICT TO COMMUNITY COMMERCIAL (GR) DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from neighborhood commercial (LR) district to community commercial (GR) district on the property described in Zoning Case No. C14-05-0071, on file at the Neighborhood Planning and Zoning Department, as follows:

A 1,907 square foot tract of land, more or less, out of Lot 1, Northland/Balcones Subdivision, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 3324 Northland Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** This ordinance takes effect on September 12, 2005.

**PASSED AND APPROVED**

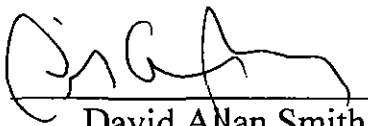
\_\_\_\_\_, September 1, 2005

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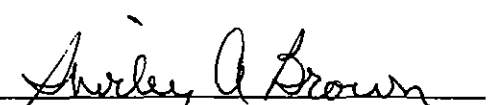


Will Wynn  
Mayor

**APPROVED:**

  
David Allan Smith  
City Attorney

**ATTEST:**

  
Shirley A. Brown  
City Clerk

FIELD NOTES  
FOR

EXHIBIT A

1907 SQUARE FEET OF LAND

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND, BEING A PORTION OF LOT 1, NORTHLAND/BALCONES SUBDIVISION, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS RECORDED IN DOCUMENT NO. 200000353 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a brass disc found in concrete at the Northeast corner of said Lot 1;

THENCE along the East line of said Lot 1, S 30°33'19" W for a distance of 33.40 feet to a point for the Northeast corner and PLACE OF BEGINNING hereof;

THENCE continuing along the East line of said Lot 1, S 30°33'19" W for a distance of 3.81 feet to an angle point and S 30°05'11" W for a distance of 46.19 feet to a point for the Southeast corner hereof;

THENCE along the South line of the herein described tract, N 59°54'49" W for a distance of 38.13 feet to a point for the Southwest corner hereof;

THENCE along the West line of the herein described tract, N 30°05'11" E for a distance of 50.00 feet to a point for the Northwest corner hereof;

THENCE along the North line of the herein described tract, S 59°54'49" E for a distance of 38.16 feet to the PLACE OF BEGINNING and containing 1907 square feet of land, more or less.

SURVEYED BY:

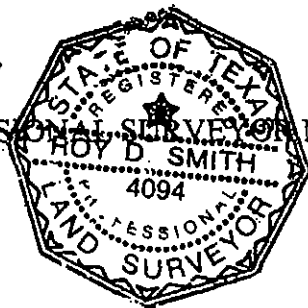
Roy D. Smith Surveyors, P.C.

  
ROY D. SMITH

REGISTERED PROFESSIONAL SURVEYOR NO. 4094

June 14, 2005

Northland-Balcones



# EXHIBIT TO ACCOMPANY FIELD NOTES FOR 1907 SQUARE FEET OF LAND

State of Texas - Vol. 11017, Pg. 1

SCALE 1" = 30'

S30°33'19"W  
33.40'

P.O.B.

S30°33'19"W-3.81'

N30°05'11"E  
50.00'  
1907 SQ. FT.  
38.13'  
N59°54'49"W

Lot 1

Northland/Balcones  
Subdivision  
Doc. No. 200000353

Lot A

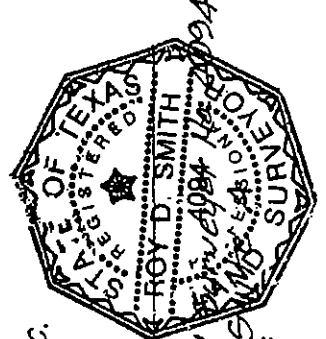
NCS Subdivision No. 1

BALCONES DRIVE

SURVEYED BY  
ROY D. SMITH SURVEYORS, P.C.

*Roy D. Smith*

ROY D. SMITH  
Registered Professional Surveyor  
1214 West 5th Street  
Austin, Texas 78703  
Ph. (512) 478-9821  
June 14, 2005



## LEGEND

- Brass Disc Found In Conc.
- "X" Found Cut In Conc.

